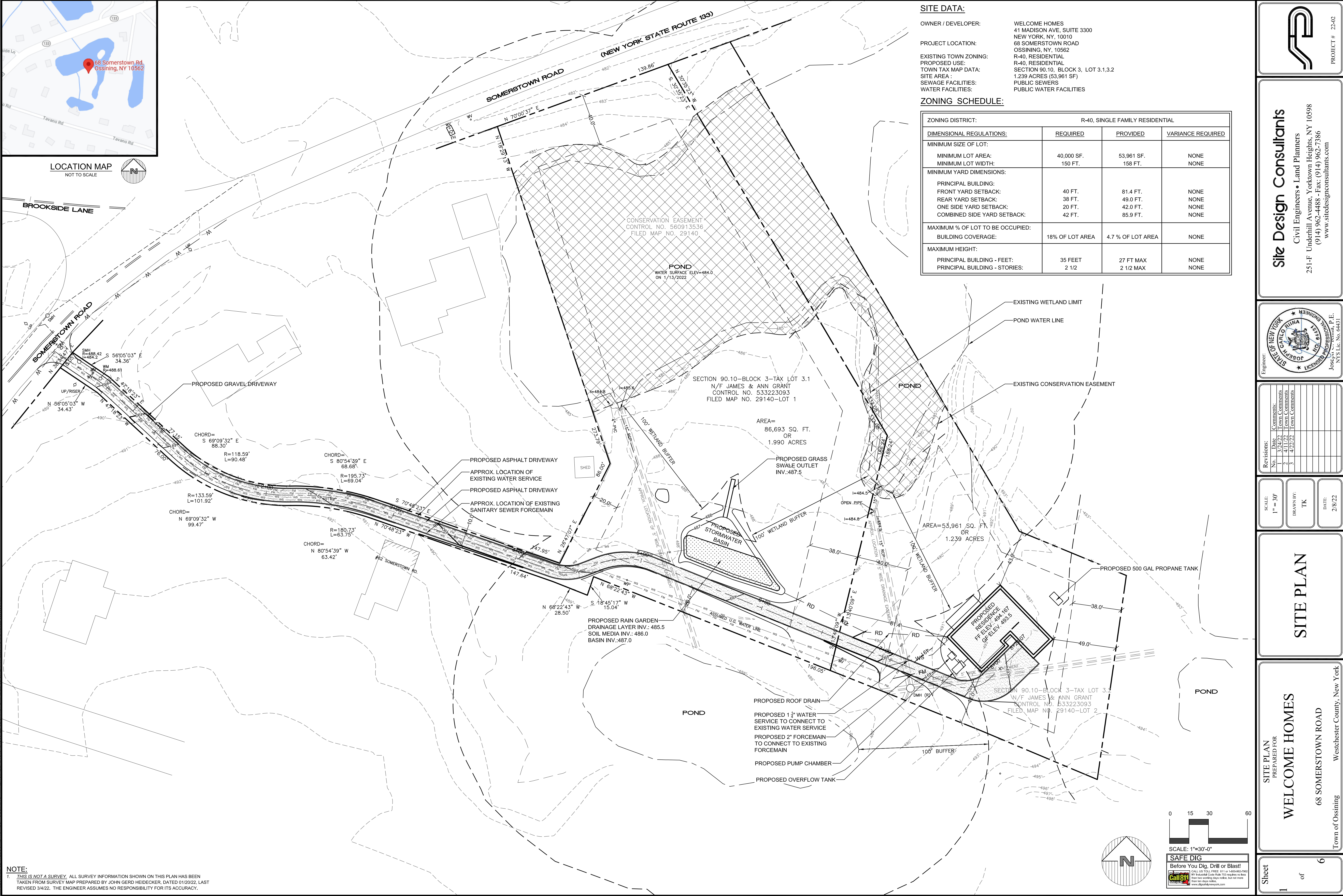
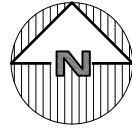




LOCATION MAP
NOT TO SCALE



SITE DATA:

OWNER / DEVELOPER: WELCOME HOMES
41 MADISON AVE, SUITE 3300
NEW YORK, NY, 10010
68 SOMERSTOWN ROAD
OSSINING, NY, 10562
R-40, RESIDENTIAL
R-40, RESIDENTIAL
SECTION 90.10, BLOCK 3, LOT 3.1,3.2
1.239 ACRES (53,961 SF)
PUBLIC SEWERS
PUBLIC WATER FACILITIES

ZONING SCHEDULE:

ZONING DISTRICT: R-40, SINGLE FAMILY RESIDENTIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	40,000 SF.	53,961 SF.	NONE
MINIMUM LOT WIDTH:	150 FT.	158 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	40 FT.	81.4 FT.	NONE
REAR YARD SETBACK:	38 FT.	49.0 FT.	NONE
ONE SIDE YARD SETBACK:	20 FT.	42.0 FT.	NONE
COMBINED SIDE YARD SETBACK:	42 FT.	85.9 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
BUILDING COVERAGE:	18% OF LOT AREA	4.7 % OF LOT AREA	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	27 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	NONE

E:\2022\22-02 WELCOME HOMES - OSSINING - NY\ENGINEERING\CADD\22-02 SHROPSHIRE\22-02 SITE.dwg, 3/24/2022, 8:56:38 AM

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY JOHN GERD HEIDECKER, DATED 01/20/22, LAST REVISED 3/4/22. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

PROJECT # 22-02

Site Design Consultants

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Revisions:	No.	Date	Comments
	1	3/24/22	Town Comments
	2	4/11/22	Town Comments
	3	4/22/22	Town Comments

SCALE: 1" = 30'

DRAWN BY: TK

DATE: 2/8/22

SITE PLAN

PREPARED FOR

WELCOME HOMES

68 SOMERSTOWN ROAD

Town of Ossining

Westchester County, New York

Sheet 1 of 6